

## MEMORANDUM

November 2, 2016

**TO:** Landmarks Board

**FROM:** Lesli Ellis, Comprehensive Planning Manager  
Debra Kalish, Senior Assistant City Attorney  
James Hewat, Senior Historic Preservation Planner  
Marcy Cameron, Historic Preservation Planner  
William Barnum, Historic Preservation Intern

**SUBJECT:** Public hearing and consideration of a Landmark Alteration Certificate application to relocate existing accessory building at 1735 Mapleton Ave. so that the building and overhangs do not encroach into the alley (Reference HIS2016-00179 for exterior improvements), per Section 9-11-18, Boulder Revised Code 1981 (HIS2016-00257).

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### STATISTICS

- |                          |                                       |
|--------------------------|---------------------------------------|
| 1. Site:                 | 1735 Mapleton Ave., Boulder, Colorado |
| 2. Zoning:               | RL-1 (Residential-Low 1)              |
| 3. Lot size:             | 7566 Sq. Ft.                          |
| 4. Owner:                | Elizabeth Helgans                     |
| 5. Applicant:            | Joel Smiley                           |
| 6. Date of Construction: | c. 1910-1918                          |
| 7. Construction Type:    | Frame                                 |
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### STAFF RECOMMENDATION

Staff considers the relocation of the contributing accessory building will be generally consistent with the standards for issuance of a Landmark Alteration Certificate as specified in Section 9-11-18, B.R.C. 1981 and the *General Design Guidelines*. Staff recommends that the Landmarks Board adopt the following motion:

*I move that the Landmarks Board approve a Landmark Alteration Certificate to relocate the existing accessory building at the northeast corner of the lot at 1735 Mapleton Ave., from its current location to the proposed location on the same property, with a 3-foot*

*setback from the north property line, in that, provided the condition below is met, the proposed relocation will meet the requirements of Section 9-11-18, B.R.C. 1981, and to adopt the staff memorandum, dated Nov. 2, 2016, as findings of the board.*

## **CONDITIONS OF APPROVAL**

1. The applicant shall be responsible for ensuring that the development shall be constructed in compliance with approved plans dated 08/09/2016 on file in the City of Boulder Planning, Housing and Sustainability Department.

This recommendation is based upon staff's opinion that, provided the condition listed above is met, the proposed construction will be generally consistent with the standards for issuance of a Landmark Alteration Certificate as specified in Section 9-11-18, B.R.C. 1981, and the *General Design Guidelines*.

## **REQUEST FOR BOARD OF ZONING ADJUSTMENT (BOZA) VARIANCE**

Relocation of the accessory building to the proposed location will require a setback variance from the BOZA. Staff recommends that the Landmarks Board support the requested variance per Section 9-2-3(h)(4) of the Boulder Revised Code, as relocating the building to a conforming location would not have an adverse impact upon the landmark property. The proposed 1' setback from the north and 3' setback from the west property line represents the minimal distance from the original location to one within the property boundaries.

## **SUMMARY**

- The applicant has submitted a Landmark Alteration Certificate request to relocate the contributing accessory building at the northeast corner of the property at 1735 Mapleton Ave., to be located within the legal property boundary.
- To comply with zoning and building code requirements, the building must be moved to a location within the property boundaries before it may be rehabilitated. Section 9-11-18, B.R.C. 1981 requires that applications for relocation be reviewed by the board in a public hearing.
- Staff considers the pre-1906 accessory building to possess a high-degree of architectural, historic and environmental integrity, and contributes to the character of the landmarked property.
- Staff finds that with the listed condition, the proposed relocation will be generally consistent with the criteria for a Landmark Alteration Certificate as per 9-11-18(a) & (b)(1)-(4) B.R.C. 1981, and the *General Design Guidelines*.

- This recommendation is based upon the understanding that, pursuant to the conditions of approval, the stated condition will be reviewed and approved by Historic Preservation staff prior to the issuance of a Landmark Alteration Certificate.

## PROPERTY HISTORY



*Figure 1. 1735 Mapleton Ave. Tax Assessor Card photograph, c.1938.  
Photograph Courtesy the Carnegie Branch Library for Local History.*

The main house on this site was constructed sometime before 1898, when it first appears in city directories. At that time, it was the residence of the Greenman family, who occupied the house until 1905.<sup>1</sup> The Greenmans originally lived on their farm in Counters Port, Pennsylvania.<sup>2</sup> The first member of the Greenman family to arrive in Boulder was Alfred A. Greenman in 1890.<sup>3</sup> He established the Greenman stores company, which operated drug and stationary stores downtown and on the University Hill, and served as Mayor of Boulder from 1909 to 1911.<sup>4</sup> His elder brother, Elbert, arrived in Boulder in 1892, where he pursued a successful career as an attorney.<sup>5</sup> Their mother, Louise, younger brother Ernest, and sister Vera all arrived in 1896.<sup>6</sup> Ernest would spend the next

<sup>1</sup> City Directories, Boulder Carnegie Library.

<sup>2</sup> Daily Camera, "Ernest M. "Dad" Greenman Dies at DeMarc Nursing Home Today." March 4, 1960. Boulder Carnegie Library.

<sup>3</sup> Daily Camera, "A. A. Greenman, Former Mayor and Long an Outstanding Citizen, Dies." October 3, 1939.

<sup>4</sup> Ibid.

<sup>5</sup> Daily Camera, "Elbert Greenman, Former Boulder Attorney, Dies."

<sup>6</sup> Daily Camera, March 4, 1960.

few years working as a surveyor on the various railroads then being run through the mountains above town, while Vera became a teacher.<sup>7</sup> Ernest Greenman would later become locally well-known for running a popular drug store on the University Hill, and as a prominent member of Boulder's nascent climbing community.<sup>8</sup> He led innumerable climbing trips to the Flatirons and Arapahoe Glacier, and he climbed the Third Flatiron 101 times; he is commemorated by a bronze plaque at its summit.<sup>9</sup> Following the Greenmans' departure in 1905, the house was the dwelling of a variety of middle-class occupants, including a farmer, a post carrier, some clerks, and a dental assistant.<sup>10</sup> See Attachment A: Historic Building Inventory Form.

## DESCRIPTION



Figure 1. Location Map, 1735 Mapleton Ave.

The 7,566 sq. ft. lot is located on the northwest side of Mapleton Avenue, between 17<sup>th</sup> and 18<sup>th</sup> streets bordered by an alley to the northwest, Mapleton Avenue to the southeast, and three adjoining properties to the southwest and

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<sup>7</sup> Ibid.

<sup>8</sup> Ibid.

<sup>9</sup> Ibid.

<sup>10</sup> City Directories, Boulder Carnegie Library.

northeast. A two-story, 400 sq. ft. historic barn (constructed prior between 1910 and 1918) is located at the northeast corner of the property.

This house is a highly intact and finely crafted example of a vernacular frame house. It is 1 ½ stories tall, and L-shaped in plan. Its prominent shed porch over the front entry is supported by turned column posts, and it is delineated with and spindled balusters.

The historic barn, located at the northeast corner of the property, has a gable roof which runs roughly parallel with the rear alley. It is clad in pale yellow clapboard siding, with matching wood trim. Its primary entrance is located in a small, shed-roofed lean-to situated on the southeast side. There are three double light sliding windows along the second story of the southeast side, and one window on the first floor, which is obscured behind solid wooden shutters. The second floor of the southwest elevation features a prominent 6 over 6 multi-light double hung window, with a smaller 1 over 1 window towards the southeast. There is no opening on the first floor of the southwest elevation, but there is a perceptible outline where a doorway was likely covered by siding. The northwest elevation, facing on to the alley, features a hay loft door in its second story, and a large wooden track door on its first level. The roofs of both the main structure and the lean-to are clad in asphalt shingles.

## **RELOCATION OF CONTRIBUTING ACCESSORY BUILDING**

The application proposes to relocate the historic accessory building at the northeast corner of the property. A portion of the building is currently located in the public right-of-way, which violates Section 8-6-3, B.R.C. 1981, "Public Right of Way and Public Easement Encroachments Prohibited," in that:

*No person shall erect or maintain any building, structure, fence, barrier, post, landscaping, obstruction, or other encroachment within, under, above, or upon any public right of way, path, alley, or public easement.*

As such, the building must be moved to a location within the property boundaries before it may be rehabilitated. The building's northwest corner currently sits 1' beyond the northwest property line. The application proposes moving the building approximately 4' south, which represents the minimal distance from the original location to one where all walls and roof eaves are within the rear yard setbacks.

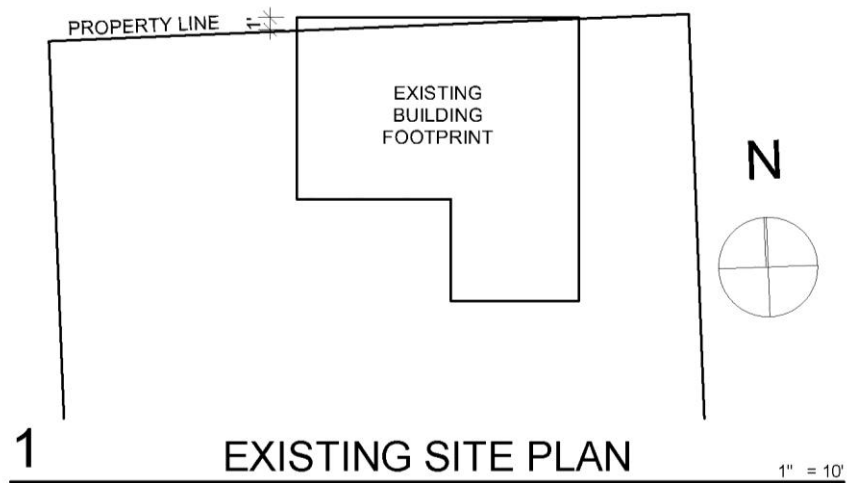


Figure 2. Existing Site Plan. Not to scale.

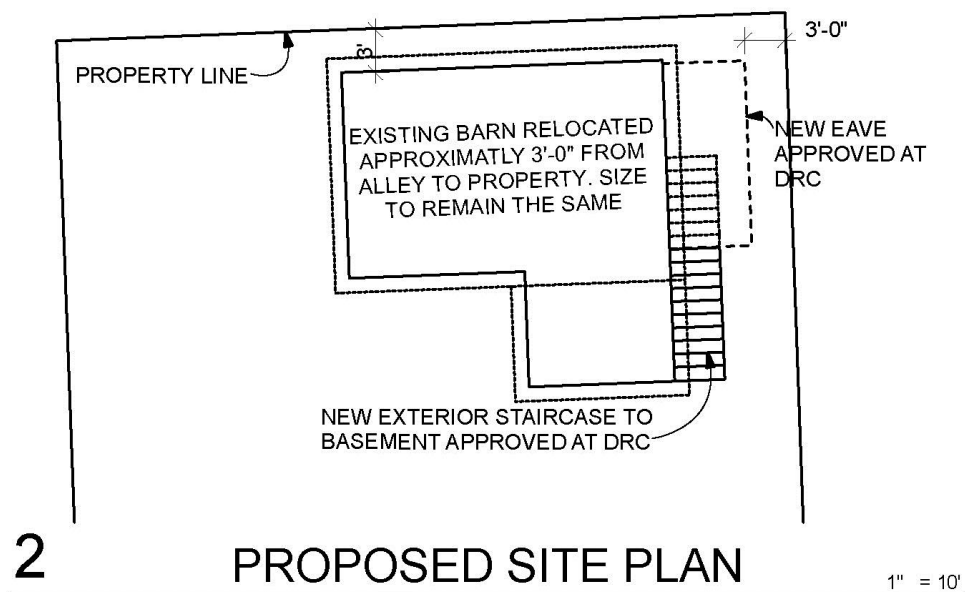


Figure 3. Proposed Site Plan. Not to scale.

## CRITERIA FOR THE BOARD'S DECISION

Subsections 9-11-18(b) and (c), B.R.C. 1981, sets forth the standards the Landmarks Board must apply when reviewing a request for a Landmark Alteration Certificate.

(b) Neither the Landmarks Board nor the City Council shall approve a Landmark Alteration Certificate unless it meets the following conditions:

- (1) The proposed work preserves, enhances, or restores and does not damage or destroy the exterior architectural features of the landmark or the subject property within an historic district;
- (2) The proposed work does not adversely affect the special character or special historic, architectural, or aesthetic interest or value of the landmark and its site or the district;
- (3) The architectural style, arrangement, texture, color, arrangement of color, and materials used on existing and proposed constructions are compatible with the character of the existing landmark and its site or the historic district;
- (4) With respect to a proposal to demolish a building in an historic district, the proposed new construction to replace the building meets the requirements of paragraphs (b)(2) and (3) above.

(c) In determining whether to approve a Landmark Alteration Certificate, the Landmarks Board shall consider the economic feasibility of alternatives, incorporation of energy-efficient design, and enhanced access for the disabled.

## ANALYSIS

*1. Does the proposed application preserve, enhance, or restore, and not damage or destroy the exterior architectural features of the landmark or the subject property within an historic district?*

Staff finds that in this instance, the proposed relocation of the accessory building is appropriate. The relocation will allow the building to be rehabilitated, which will further preserve, enhance and restore this significant architectural feature of the landmark property and the move so slight as to not affect the historic relationship of buildings on the property.

*2. Does the proposed application adversely affect the special character or special historic, architectural, or aesthetic interest or value of the district?*

Staff finds that, while not ideal, the relocation of the existing contributing garage will not adversely affect the special character of the property as the accessory building proposed for relocation is contributing, that the move will not

significantly affect the historic relationship of buildings on the property and, therefore, the property's special historic, architectural, and aesthetic value will not be adversely affected.

*3. Is the architectural style, arrangement, texture, color, arrangement of color, and materials used on existing and proposed structures compatible with the character of the historic district?*

Staff considers the proposed relocation will be generally compatible in that it will not have a noticeable effect on the architectural style, arrangement, texture, color, arrangement of color, and materials on the main house and the historic district as a whole.

*4. The Landmarks Board is required to consider the economic feasibility of alternatives, incorporation of energy-efficient design, and enhanced access for the disabled in determining whether to approve a Landmark Alteration Certificate.*

No information has been provided to suggest that energy-efficient design or accessibility have been considered beyond that required by the city's building code

## DESIGN GUIDELINES ANALYSIS

The Historic Preservation Ordinance sets forth the standards the Landmarks Board must apply when reviewing a request for a Landmark Alteration Certificate. The Board has adopted the *General Design Guidelines* and the Mapleton Hill Historic District Design Guidelines to help interpret the historic preservation ordinance. The following is an analysis of the proposed new construction with respect to relevant guidelines. Design guidelines are intended to be used as an aid to appropriate design and not as a checklist of items for compliance.

The following is an analysis of the proposal's compliance with the appropriate sections of the *General Design Guidelines* and the *Mapleton Hill Historic District Design Guidelines*.

## GENERAL DESIGN GUIDELINES

2.3	Alleys & Existing Accessory Buildings		
	<i>Along the alleys are historic accessory building of various shapes and sizes including barns, chicken coops, sheds and small garages. This variety contributes to the general feeling of human scale in the alleys.</i>		
	GUIDELINES:	ANALYSIS:	CONFORMS



.1	<i>Maintain alley access for parking and retain the character of alleys as clearly secondary access to properties.</i>	Proposed relocation will not impact existing alley access or character.	<b>Yes</b>
.2	<i>Retain and preserve the variety and character found in the existing historic accessory buildings along the alleys.</i>	Proposed relocation will not impact existing character of the alley or the contributing building.	<b>Yes</b>
.5	<i>Maintain adequate spacing between accessory buildings so that the view of the main house is not obscured, and the alley does not evolve into a tunnel-like passage.</i>	The relocation of the existing building 3' to the south will not have a significant impact on the existing relationship between the house, accessory building and alley.	<b>Yes</b>
<b>7.1</b>	<b>Existing Historic Accessory Buildings</b>		
	<i>A primary concern of the Landmarks Board in reviewing proposed changes in historic districts is the protection of existing historic accessory structures and the character of the site and district.</i>		
	<b>GUIDELINES:</b>	<b>ANALYSIS:</b>	<b>CONFORMS</b>
.1	<i>Retain and preserve garages and accessory buildings that contribute to the overall character of the site or district.</i>	<p>The relocation of the contributing building will allow for its rehabilitation and will further preserve, protect and enhance this significant architectural feature.</p> <p>While never a first option, the relocation of contributing buildings is sometimes appropriate especially if the orientation does not change and the spatial relationship of the buildings on the property is not significantly changed.</p>	<b>Yes</b>
.2	<i>Retain and preserve the character-defining materials, features, and details of historic garages and accessory buildings, including roofs, materials, windows, and doors.</i>	The materials, features, and details of the accessory building will be maintained.	<b>Yes</b>

Staff finds that the proposed relocation of the existing garage generally appropriate in terms of site planning and preservation of character-defining features and that the proposal will meet the standards set out in Section 9-11-18, B.R.C. 1981, and will be consistent with the General Design Guidelines.

The building cannot be rehabilitated its current location in the public right-of-way and proposed new location, 3' within the north property line, will place it in compliance with the minimum allowed setbacks.

## **FINDINGS**

Staff recommends that the board adopt the following findings:

The request for relocation of the existing contributing garage is compatible with the Historic Preservation Ordinance, in that:

1. If constructed in compliance with approved plans dated 08/10/2016 on file in the City of Boulder Planning, Housing and Sustainability Department, the proposed work will not damage or destroy the exterior architecture of the property.
  2. The request will meet the standards for issuance of a landmark alteration certificate per Section 9-11-18, B.R.C 1981, and will be consistent with the General Design Guidelines.
- 

## **ATTACHMENTS:**

- A: Tax Assessors Card
- B: Historic Building Inventory Record
- C: Current Photographs
- D: Plans

# Attachment A: Tax Assessors Card

30-1N-70  
Map 1949  
Re-Appraised 19 88


## BOULDER COUNTY REAL ESTATE APPRAISAL

OWNER Mary Alice Andree CITY Boulder

HOUSE No. 1735 STREET Mapleton

LOTS 11 BLOCK 19 ADDITION North Boulder

Year Constructed 1904 Est. Life in Years 100



### ESTIMATE OF VALUATION

	BLDG. PART A	BLDG. PART B	GARAGE
No. Cubic Feet	15,869	16,766	8,697
Cost per cu. ft.	20	20	20
Total Cost	\$317,380	\$337,212	\$173,940
Porches			
Garage			
Extras			
TOTAL	\$317,380	\$337,212	\$173,940
% Obsolescence			
% Physical Depreciation			
Net After Deducting Depreciation	\$253,904	\$269,770	\$139,152
30% Utility Dep.	\$76,171	\$80,931	\$41,746
PRESENT VALUE	\$177,733	\$188,839	\$97,406

### BUILDING PLAN

30' x 16' x 17' = 8160  
12' x 16' x 17' = 3360  
5' x 6' x 17' = 510  
7' x 10' x 12' = 840  
11' x 26' x 12' = 3432  
16' x 20' = 320

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12' x 16' x 17' = 3360  
5' x 6' x 17' = 510  
7' x 10' x 12' = 840  
11' x 26' x 12' = 3432  
16' x 20' = 320

### ANNUAL ASSESSMENT

YEAR	LAND	IMPROVEMENTS	TOTAL
1938	\$400	\$1120	\$1520
1939			
1940			
1941			
1942			
1943			
1944			
1945			
1946			
1947			
1956	600	1820	2420

### SUMMARY

DESCRIPTION	AMOUNT
Building Permit	
Original Cost, Improvements Only	
Additions and Betterments	
Owner's Estimate of Present Value	
Private Appraisal	
Insurance	
Mortgage	
Monthly Rental	
Advertised for Sale	
Transferred in 19	







*1735 Mapleton Ave., Tax Assessor Photograph, c.1929.*

## Attachment B: Historic Building Inventory Form

COLORADO HISTORICAL SOCIETY  
Office of Archaeology and Historic Preservation  
1300 Broadway, Denver, Colorado  
HISTORIC BUILDING INVENTORY RECORD  
CITY OF BOULDER, COLORADO Boulder County

NOT FOR FIELD USE  
— ELIGIBLE  
— DET NOT ELIG  
— NOMINATED  
— CERTIFIED REHAB  
— DATE

PROJECT NAME: BOULDER HISTORIC PLACES State ID#: 5BL1851

\*Building Name:

\*Building Address: 1735 MAPLETON AVENUE BOULDER, COLORADO 80302

Building Owner: THOMAS J. AND ELIZABETH C. BROWN

Owner Address: 1735 MAPLETON AVENUE BOULDER, COLORADO 80302

USGS Quad: BOULDER

Quad Year: 1966, REV. 1979

\*Legal: Tnsp 1N Range 70W Section 30 SE 1/4, NW 1/4

\*Historic Name: GREENMAN HOUSE

District Name: N/A

Block: 19 Lot: 11

Addition: BOULDER NORTH

Year of Addition: 1873

Film Roll By: ROGER WHITACRE

Film Number: BL-14

Number of Negatives: 24

Negative Location: BOULDER

\*Construction Date: ESTIMATE: PRE-1898

Source: 1898 BLDR CITY DIRECTORY

Present Use: RESIDENCE

Historic Use: RESIDENCE

Condition: EXCELLENT

Extent of Alterations: MINOR

Description: CONCRETE BLOCK PORCH BASE

ORIGINAL

If Moved, Date(s):

Style: VERNACULAR FRAME--GABLED L

Stories: 1 1/2

Materials: WOOD

Square Footage: 1600

Field Assessment: ELIGIBLE

District Potential: YES CONTRIBUTING

Local Landmark Designation?: ~~NO~~

YES

Name: CITY OF BOULDER 89-1

Date: 1989

Associated Buildings?: YES

Type: BARN

If Inventoried, List Id Numbers:

Architect: UNKNOWN

Source:

Builder/Contractor: UNKNOWN

Source:

Original Owner: UNKNOWN

Source:

[illegible]

**Theme(s) :**

The Urban Frontier (1860-1920).

**Architectural Description:**

Cross-gabled building, with open inset entry porch. The shed porch is supported by turned column supports; balustrade with spindled balusters; knobbed newel posts. Clapboard siding. The front gable end has a two-story window bay; each floor has a single double-hung window. The tip of the front gable end has staggered wood shingles and a pent roof enclosure. All the windows, on the front and sides of the house, have pediment-shaped window surrounds. Overhanging eaves; raked cornice. Stone foundation.

**Construction History:**

### Historical Background:

By 1898 this was the home of the Greenman family, whose family members were very prominent in early Boulder history. Family members who lived in this house included Louisa Greenman, and her children Elbert, Alfred, Ernest, and Vera. The Greenman children were all born in Pennsylvania. Elbert and Alfred came to Colorado in the late 1880's; in 1896 the brothers were joined by Ernest, Vera, and their mother. Elbert Greenman was a prominent teacher, who later became an attorney. In 1894 he was elected to the 10th General Assembly, and secured a place on the committees of state institutions and appropriations. Albert and Ernest Greenman started the Greenman Drug and Stationary Store on Pearl Street in 1907, later branching to University Hill. Ernest "Dad" Greenman was best known, however, for his mountaineering. He lead group climbs of Boulder area peaks, and organized trail-building and trail-marking expeditions. A plaque in his honor was erected on top of Boulder's Third Flatiron, which he climbed 101 time. Vera Greenman, who became Mrs. Clay Giffin, was a popular Boulder school teacher.

## Architectural Significance:

- X Represents the work of a master.  
 Possesses high artistic values.  
 Represents a type, period or method of construction.

**Historical Significance:**

- X Associated with significant persons.  
— Associated with significant events and/or patterns.  
X Contributes to an historic district.

Statement of Significance:

This building is significant for being associated with the Greenman family, a prominent early Boulder family. Family members included Elbert, Alfred, Ernest, and Vera Greenman; their mother Louisa Greenman also lived in this house. Elbert Greenman was a prominent attorney who served in the 10th General Assembly. Vera was a popular Boulder school teacher. Ernest and Alfred formed the Greenman Drug and Stationary Store, which began on Pearl Street and later branched to University Hill. Ernest Greenman is best known, however, for his mountaineering exploits. The building is also significant for being a well-preserved example of early Boulder's middle-class housing. Although the building is vernacular, it has exceptionally fine architectural detail, including its pediment-shaped window surrounds and original porch detail. The building is an important addition to the architectural diversity of Mapleton Avenue and the Whittier neighborhood.

References:

Boulder County Assessor's Records, 1929 and 1987;  
1898 Boulder City Directory;  
1900 U.S. Census of Boulder;  
The Greenman family files, Boulder Daily Camera library files.

Surveyed By: L. Simmons/C. Whitacre  
Affiliation: Front Range Research  
Date: September, 1987





**Attachment C: Current Photographs**



1735 Mapleton Ave., Barn, West Elevation, 2008



1735 Mapleton Ave., Barn, West Elevation, 2008





1735 Mapleton Ave., Barn, South and West Elevations, 2008



1735 Mapleton Ave., Barn, East Elevation, 2008

